FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
Government Services Building
Board Chambers
1769 East Moody Blvd. Bldg 2, Bunnell, Florida 32110

MEETING

DATE – March 13, 2018

1. Roll Call.

2. Pledge to the Flag.

3. Approval of February 13, 2018 regular meeting minutes.

4. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3126 – APPLICATION FOR REAR YARD SETBACK VARIANCE IN
   THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – request for relief from
   the required 20 foot rear setback for an existing swimming pool and screen
   enclosure at 2 Valencia Court; Parcel Number: 04-11-31-3016-00000-0060; 0.49+/-
   acres. Owner/Applicant: W. H. and Carol Britton.
   Project #2018010006 (TRC, PDB)

5. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3127 – APPLICATION FOR REVIEW – SITE DEVELOPMENT PLAN
   APPROVAL FOR AN EXISTING SPECIAL USE IN THE PUD (PLANNED UNIT
   DEVELOPMENT) DISTRICT – request for Site Development plan approval for
   system improvements to the Dunes Community Development District Wastewater
   Treatment Plant at 101 Jungle Hut Road. Parcel Number: 04-11-31-2984-00020-
   0000; 24.02 acres. Owner: Dunes Community Development District/Applicant: Paul
   J. Gilsdorf, Petticoat-Schmitt Civil Contractors, Inc.
   Project #2018010012 (TRC, PDB)

6. Staff Comments.

7. Board Comments.
8. Public Comments – Each speaker will be allowed up to three minutes to address the Planning and Development Board on any item or topic not on the agenda.

9. Adjournment

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.
Draft

MEMBERS PRESENT: Chairman Mark Langello, Michael Boyd, Timothy Conner, Robert Dickinson, Laureen Kornel, and Anthony Lombardo

MEMBERS ABSENT: Arthur Barr excused

STAFF PRESENT: Sally Sherman, Deputy County Administrator and Growth Management Director; Adam Mengel, Planning Director; Wendy Hickey, Planner; and Gina Lemon, Development Review Planner III

BOARD COUNSEL: Kate Stangle, with Broad and Cassel

Chairman Dickinson called the meeting to order

1. Roll Call.
   Attendance was confirmed by Ms. Lemon and a quorum was present.

2. Pledge of Allegiance.
   Chairman Langello led the Pledge of Allegiance to the Flag.

3. Approval of the December 12, 2017 and January 9, 2018 regular meeting minutes.

   Mr. Conner stated that there is a correction in the December 12, 2017 meeting minutes on page 4 of 6 line 12 the dissenting vote was his and not Mr. Lombardo.

   Motion to approve the December 12, 2017 minutes as corrected made by Ms. Kornel and seconded by Mr. Boyd.

   Approved unanimously.

   Motion to approve the January 9, 2018 minutes made by Ms. Kornel and seconded by Mr. Boyd

   Approved unanimously.

4. Quasi-judicial requiring disclosure of ex parte communication:

   Application #3098 – APPLICATION FOR REZONING – request for Rezoning from AC (Agriculture) to PUD (Planned Unit Development) and Amendment of the Eagle Lakes Planned Unit Development (PUD) Development Agreement for the Eagle Lakes Phase 2 PUD. Parcel Number 22-12-31-0000-01010-0011; 202.2+/- acres in the subject parcel, with 611.2+/- acres in Phase 2. Owner: Venture 8, LLC/Applicant: Michael D. Chiumento III, Esq., Chiumento Dwyer Hertel Grant, P.L.
Draft

Chairman Langello asked for exparte disclosures, none provided.

Planning Director Adam Mengel presented the item and staff’s recommendation for approval.

Michael D. Chiumento, III Esq. of Chiumento Dwyer Hertel Grant, P.L. representing Venture 8, LLC, gave a brief overview of the project.

Chairman Langello opened the Public Hearing.

Nancy Dance, 3800 Old Kings Road South, spoke in opposition to the project. Submitted her concerns in writing which are attached to these minutes as Attachment “A”

William Fedun, 3650 Old Kings Road, spoke in opposition to the project.

Andrea Miller, 4014 Acoma Dr. Ormond Beach Volusia County, spoke in opposition to the project.

Mary Arnoff, 24 Audubon Lane spoke in opposition to this project.

John Dance, 3780 Old Kings Road, spoke in opposition to the project.

Roberta Polletta, 4159 Sanora Lane, Ormond Beach, Volusia County spoke in opposition to the project.

Paul Martin, 4015 Calusa Lane, Ormond Beach, Volusia County spoke in opposition to the project.

John Cibiras, 47 Audubon Lane, spoke in opposition to the project.

David Graham, 6 Turtle Ridge Drive, spoke in opposition to the project.

Sue Levesque 39 Eagle Lakes Drive, spoke in opposition to the project.

William Greyson, 33 Turtle Ridge Drive spoke in opposition to the project.

Don White, unincorporated Flagler County resident spoke in opposition to the project.

Joe De Pasqua, 6 Sugar Mill Lane, spoke in opposition to the project.
Noel DePasqua, 1456 Pecos Lane, Ormond Beach, Volusia County spoke in opposition to the project.

Ashley McNitt, 39 Audubon Lane, spoke in opposition to the project.

Bill Geiger, 8 Sugar Mill Lane, spoke in opposition to the project.

Chairman Langello closed the Public Hearing and asked the applicant if they had any comments.

Mr. Chiumento, stated that he was unaware of any previous agreements or assurance to the Dance family from the previous owner but would look into it. He spoke of the regulatory process, the availability of utilities and reuse in the area, the types of people that it would attract, taxes, notice requirements, schools and wetland impacts.

Mr. Conner, asked if there were there any deed restrictions and was a traffic study done for the increase in units?

Mr. Chiumento, stated he was unaware of any restrictions and that this project was previously vested for traffic and the additional units and the change to age restricted on previously entitled units creates a net reduction of trips generated.

Mr. Conner, asked what is the total density?

Mr. Chiumento, 749 existing entitled units the addition of 202 acres and 210 units there are 111, presently constructed with a balance of 638 entitled.

Mr. Dickinson, asked about notices and traffic studies.

Mr. Mengel explained the county distance requirement for noticing, and the traffic study process.

Mr. Conner, asked if this a mobile home or modular home park?

Mr. Chiumento, they will be trucked in and assembled on site so they would qualify as mobile homes.

Mr. Conner, mobile home park regulated under the mobile home park act?

Mr. Chiumento, replied yes.
Chairman Langello, asked about the age restriction on the community, also asked the applicant about developing the land in the public benefit. Is the golf course a definite or a maybe?

Mr. Chiumento, the development will be self-contained and will provide a tax base, a wall and buffer will be provided land has been dedicated to the county and set aside for public use. The golf course is a want there are regulatory requirements that must be met.

Mr. Dickinson, asked if there would be something in the PUD to assure a quality development.

Mr. Mengel, this is just the first step and there will be additional steps after this before any dirt can be turned.

Chairman Langello, hearing no additional Board comments, asked for a motion.

Mr. Conner, made a motion to approve and seconded by Mr. Dickinson for the purpose of discussion.

Mr. Dickinson, stated for quality assurances and fine tuning the PUD criteria should be required as a minimum including some of the other concerns discussed in regard to the site plan for something I would be comfortable with for approval.

Mr. Conner, stated that he would be comfortable with conditions being placed on the motion.

Mr. Dickinson, stated that he would like more specific than generalized conditions.

Chairman Langello, asked if any other Board members had any conditions they wanted to add.

Mr. Chiumento, stated that he understands what the Board is looking for and would work with staff to adhere to all guidelines.

Mr. Dickinson, stated that he has confidence in staff but he would like to see the specifics.

Previous motion to approve withdrawn by Mr. Conner with second withdrawn by Mr. Dickinson.

Motion to continue to the April 10, 2018 at 6 p.m. regular meeting made by Mr. Conner seconded by Mr. Dickinson.

Motion carried unanimously.
5. Quasi-judicial requiring disclosure of ex parte communication:

Application #3123 – APPLICATION FOR SPECIAL USE IN THE I-PUD (INDUSTRIAL PLANNED UNIT DEVELOPMENT) DISTRICT – request for Special Use for a potable water well (raw water supply) located on a 0.73+- acre easement within the subject parcel lying West of Seminole Woods Parkway, South of the Flagler Executive Airport and North of the Iroquois Waterway. Parcel Number: 17-12-31-0650-000A0-0013; 40.71+- acres. Owners: City of Flagler Beach and JTL Grand Landings Development, LLC/Applicant: Kevin A. Lee, P.E., QLH

Chairman Langello asked for ex parte disclosures, none provided.

Planning Director Adam Mengel presented the item and staff’s recommendation for approval.

Chairman Langello opened the Public Hearing.

Chairman Langello closed the Public Hearing and asked for Board comments.

Motion to approve made by Mr. Conner seconded by Mr. Lombardo. Motion carried unanimously.

6. Quasi-judicial requiring disclosure of ex parte communication:

Application #3124 – APPLICATION FOR SPECIAL EXCEPTION FOR BUSINESS AND PROFESSIONAL OFFICES, PROFESSIONAL CONSULTANTS, AND MEDICAL AND DENTAL OFFICES IN THE R/C (RESIDENTIAL/LIMITED COMMERCIAL) DISTRICT at 5182 N. Oceanshore Boulevard. Parcel Number: 40-10-31-0010-00040-0090; 0.92+- acres. Owner: Exile on Main St, LLC/Applicant: Jay Livingston, Esq.

Chairman Langello asked for ex parte disclosures, none provided.

Planning Director Adam Mengel presented the item and staff’s recommendation for approval with the following conditions:

1. This Special Exception runs with the land.
2. Approval is limited to the use of the subject parcel as a business and professional office, professional consultant, and medical and dental office.
3. Uses will be evaluated at time of business tax receipt sign-off for adequacy of available parking based on the minimum off-street parking requirements of the Land Development Code.
4. All development to occur consistent with the submitted site plan received February 2, 2018, including landscaping installation and fence replacement with an earth tone vinyl fence six

Page 5 of 8
These minutes are unofficial until adopted by the Planning and Development Board.
feet in height, subject to changes approved by staff based on outstanding agency review comments.

5. Commercial traffic associated with this Special Exception will utilize the North Oceanshore Boulevard driveway, subject to issuance of a driveway permit by the Florida Department of Transportation.

6. Should the parcel to the North and/or South develop with a commercial use (also subject to Special Exception approval), a cross-access easement shall be provided, said easement being at least 15 feet in width so as to provide a single drive lane between both parcels. Prior to completion of the development of the parcel to the North and/or South as a commercial use, the applicant, their successors, or assigns, shall remove any landscape buffer, fencing, or other impediment to this cross access easement and further provide onsite improvements so as to provide a physical roadway connection between the two parcels.

7. New utility service drops shall be installed underground and shall be done in a manner which protects index trees.

8. All refuse collection containers shall be screened from public view, with vegetative screening that includes shrubs which will achieve a height of five feet within one year, planted with a spacing not exceeding five feet on center, or as an alternative, another form of vegetative screening that creates an effective visual screen.

9. Signs shall be limited as follows:

10. Subject to variance approval, the existing monument sign may be utilized provided that a permit is issued for a face change (change of copy).

11. Any new proposed signage will comply with the Flagler County Land Development Code.

12. Proposed lighting will demonstrate compliance through building permit application with the County’s sea turtle lighting requirements.

13. The applicant shall not commence development until all other agency approvals and/or permits are issued.

Jay W. Livingston, Esq., Livingston & Sword, P.A. representing the owner gave a brief overview of the Special Exception.

Chairman Langello opened the Public Hearing.

Dennis Clark, 5784 N Oceanshore Boulevard, Scenic A1A Pride, spoke in support of this Special Exception.

Laura Cohill, 17 Flagler Drive, clarified the location of the proposed Special Exception.

Howard Reed, 14 Sanchez Avenue, spoke in support of the Special Exception.

Randy Odom, 30 Carolina Highway, spoke in support of the Special Exception.
Chairman Langello closed the Public Hearing and asked for Board comments.

Mr. Livingston, addressed some of the questions and concerns of the community.

Mr. Conner, questioned the amount of parking provided and if parking was expanded would the application come back to the Board.

Mr. Mengel, stated that if there is a change to the site plan adding parking it would come back to the Board.

Motion to approve with conditions made by Mr. Boyd seconded by Ms. Kornel.  
Motion carried unanimously.

7. Quasi-judicial requiring disclosure of ex parte communication:
Application #3125 – APPLICATION FOR SETBACK VARIANCES IN THE R/C (RESIDENTIAL/LIMITED COMMERCIAL) DISTRICT – request for relief from the required 40’ front setback and the required 10’ right side yard setback for an existing commercial building and an existing shed and relief from the required setback for an existing freestanding sign at 5182 N. Oceanshore Boulevard.  Parcel Number: 40-10-31-0010-00040-0090; 0.92+/- acres. Owner: Exile on Main St, LLC/Applicant: Jay Livingston, Esq.

Chairman Langello asked for exparte disclosures, none provided.

Planning Director Adam Mengel presented the item and staff’s recommendation for approval.

Jay W. Livingston, Esq., Livingston & Sword, P.A. representing the owner gave a brief overview of the Variance.

Chairman Langello opened the Public Hearing.

Chairman Langello closed the Public Hearing and asked for Board comments.

Motion to approve made by Mr. Boyd seconded by Ms. Kornel.  
Motion carried unanimously.

8. Staff Comments
Ms. Stangle, discussed the issue at the last meeting in regards to Scenic A1A and requirements per the Land Development Code.

Ms. Sally Sherman, Deputy County Administrator and Growth Management Director, expanded on the Board of County Commissioners intentions for Scenic A1A and their input for proposed projects effecting corridor based on minutes from a BOCC workshop in 2004 which was never codified into the Land Development Code.

9. Board Comments

Ms. Kornel noted that A1A is a state and nationally recognized highway and is worth having community input on projects.

Mr. Lombardo asked if there was a possibility for an A1A Pride Committee requirement in the Land Development Code.

10. Public Comments- Each speaker will be allowed up to three minutes to address the Planning and Development Board on any item or topic not on the agenda.

Randy Odom, 30 Carolina Highway, spoke based on his own personal experience the overreach of the Scenic A1A Pride committee into areas outside of their review criteria when meeting with applicants.

Dennis Clark, 5784 North Oceanshore Boulevard, Scenic A1A Pride Committee, spoke of a section of the Land Development Code he interpreted as being a requirement of review of Scenic A1A.

11. Adjournment

Motion made by Mr. Boyd seconded by Ms. Kornel at 8:34 p.m.

Prepared by: Wendy Hickey
Reviewed by: Adam Mengel
Flagler County Planning and Zoning Committee Meeting February 13, 2018.
Written Public Comments Regarding Eagle Lakes Phase II PUD Rewrite submitted by Nancy H. Dance, homeowner at 3800 Old Kings Road South and also concurred by homeowner, John R. Dance at 3820 Old Kings Road South.

Comments:

My name is Nancy H. Dance, I reside at 3800 Old Kings Road South and I have lived there for 46 years.

In 2004, my husband and I negotiated the sale of our property with then developer of Eagle Lakes. At the time, there were multiple parties interested and we accepted the offer from Hometown Communities because he was willing to make considerations and accommodate our requests regarding the future use of the property. It was because he was a local developer and his reputation was known that we accepted his offer, even though it was less than the other offers. This was important because we knew our family would be staying on the adjoining property to this project/development for many years to come. One of those provisions was that the project would be custom single-family home lots and that there would not be mobile or manufactured homes. As promised and negotiated, specific language prohibiting mobile homes was written into the Eagle Lakes PUD for both Phase I and II.

Even through the change of ownership, the PUD has remained with the land. When Venture 8 LLC bought the property, they were aware of the existing PUD and there would not be any opposition if they were planning to adhere to the original plan. Clearly, the developer is not amending the existing PUD, but completely overhauling it. This is noted in the Staff’s overview summary on page 2 “The proposed PUD agreement is not a revision, so much as it is a total rewrite of the PUD text. Only thing that applies to the original is the references to the platted Phase 1, Section 1.

Our objection is that this proposal should not proceed as it violates the intent of the original PUD.

I have other misgivings regarding the components of the application, but in the essence of time I will submit those here in writing.
Continuation of Comments from Nancy Dance... Additional Concerns

1) The owner/developer is proposing to deviate from the Land Development Code to accommodate mobile homes and we feel strongly that the Planning Board should stick with the Land Development Code requirement that all PUDs be platted.

2) In the revised PUD to change the existing plan to mobile homes, it does not appear that evacuation shelters have been addressed. Do we really want large scale mobile home developments located east of I-95?

3) The 35 ft landscaping buffer is only provided on Old Kings Road and it should be provided along adjacent properties and out parcels.

4) Other large scale developments have been approved for Old Kings Road South and with the addition of these units as proposed we have concerns over increased traffic and safety. Is there an appropriate timeline and coordination with DOT to address already existing congestion issues at the intersection of State Road 100 and Old Kings Road (specifically, at Old Kings Elementary at drop off and pick up)? Installation of traffic light at Old Dixie Highway and Old Kings Road. Also, the on and off ramps to I-95 on Old Dixie Highway need to be addressed to accommodate additional traffic.

5) In the proposed revisions the only notation regarding Emergency Services is regarding fire hydrants. There is an observable and noted frequency in which Emergency Services are called upon at the existing 385 unit 55+ Plantation Oaks community and with an additional 825 units with the same 55+ model, provisions should be made to ensure that we have ample emergency service staff to accommodate those needs specific to that community.
SUBJECT: QUASI-JUDICIAL – Application #3126 – Request for Rear Yard Setback Variance in the PUD (Planned Unit Development) District at 2 Valencia Court. Parcel #04-11-31-3016-00000-0060; 0.49 +/- acres. Owner/Applicant: W. H. and Carol Britton.

DATE OF MEETING: March 13, 2018

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The request is for approval of a rear yard setback variance in the PUD (Planned Unit Development) District for relief from the 20 foot minimum rear yard setback. This parcel is 0.49 +/- acres in size, identified as parcel #04-11-31-3016-00000-0060, and is located on the South side of Valencia Court at the intersection with Camino Del Sol Parkway.

On January 16, 2018, Mr. Britton submitted an application for a rear yard setback variance, requesting a 3.51 foot variance from the minimum 20 foot rear yard setback for the replacement of an existing pool screen enclosure.

This application was discussed by the Technical Review Committee on February 21, 2018. All staff comments were satisfactorily addressed by the applicant in advance of the Planning and Development Board meeting.

Public notice has been provided for this application according to LDC Section 2.07.00.
This agenda item is:
___X___ quasi-judicial, requiring disclosure of ex-parte communication; or
_____ legislative, not requiring formal disclosure of ex-parte communication.

DEPT./CONTACT/PHONE #: Planning & Zoning / Adam Mengel / 386-313-4065

RECOMMENDATION: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves a 3.51 foot variance from the minimum 20 foot rear yard setback for a pool, pool deck and screen enclosure for 2 Valencia Court (Parcel #04-11-31-3016-00000-0060).

Alternative Denial Language: The Planning and Development Board finds that all variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have not been met and therefore denies the rear yard setback variance for 2 Valencia Court (Parcel #04-11-31-3016-00000-0060).

ATTACHMENTS:
1. Technical Staff Report
2. Application and supporting documents
3. Public notice
Application/Project #: 3126/2018010006

Address: 2 Valencia Court

Owner/Applicant: W. H. and Carol Britton

Parcel #: 04-11-31-3016-00000-0060

Parcel Size: 21,441 sq. ft. (0.49 acres)

Legal Description
Lot 6 of the Subdivision plat of Valencia according to the plat thereof as recorded in Map Book 30, Pages 15 and 16, Public Records of Flagler County, Florida.

Existing Zoning and Land Use Classification:
Zoning: PUD (Planned Unit Development) District
Land Use: MUL (Mixed Use: Low Intensity, Low to Medium Density)

Future Land Use Map Classification/Zoning of Surrounding Land:
North: Valencia Court; MUL (Mixed Use: Low Intensity, Low to Medium Density/PUD (Planned Unit Development) District
East: MUL (Mixed Use: Low Intensity, Low to Medium Density/PUD (Planned Unit Development) District
South: Water retention area and Camino Del Rey Parkway; MUL (Mixed Use: Low Intensity, Low to Medium Density/PUD (Planned Unit Development) District
West: Camino Del Sol Parkway; MUL (Mixed Use: Low Intensity, Low to Medium Density/ PUD (Planned Unit Development) District

Land Development Code Sections Affected: Land Development Code (LDC) Section 3.07.03, Procedure for variances and special exceptions, and Section 3.07.03.E, Variance guidelines.

Summary of Request: The Brittons are seeking the variance to replace the existing screen enclosure that was damaged during Hurricane Irma. Upon application for a building permit in late 2017 (#2017120108), the Brittons learned that the pool deck and screen enclosure encroached into the required minimum 20 foot rear setback. Based on available records, the pool, pool deck, and screen enclosure were built concurrent with the development of the dwelling in 1997. Documents retained in permit records indicate that the pool deck was to extend no closer than 20 feet to the rear lot line, which approximately corresponded to the bulkhead on the retention area; however, in 1997, no final surveys were required to demonstrate compliance with the minimum setback requirements. In 2017 permit submittal showed that the pool deck and screen enclosure encroached into the setback, while the bulkhead also meanders in and out of the limits of the subject parcel.
The development of the Valencia subdivision was subject to a plat agreement recorded at Official Records Book 500, Pages 1808 and 1809, Public Records of Flagler County, Florida. Section 5 of the plat agreement states:

5. **SETBACKS**

“Setback Line” is defined in Section 3.08.02 of the Land Development Code of Flagler County. The minimum setbacks for the Valencia subdivision shall be as follows:

- **Front Yard** - 25 feet from the front property line.
- **Rear Yard** - 20 feet from the rear property line.
- **Side Yard** - 10 feet from the side property line.
  - 25 feet abutting any street.

All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

If an easement exists adjacent to the side property line, the setback shall be 2.5 feet from the easement line but not less than the side yard setbacks previously defined.

Ordinarily, pools, pool decks, and screen enclosures observe the minimum side yard setback for the residential district within which they are located, and a ten foot minimum rear yard setback as measured from the edge of the pool deck (see LDC Section 3.06.09.B.2). However, in the Valencia subdivision, a reduced pool, pool deck, and screen enclosure setback in the rear yard is not included. This agreement also lacks the text that allows the plat agreement to supersede the LDC only to the extent specifically provided in the agreement.

**Variance Guideline Analysis**

LDC Section 3.07.03.E, *Variance Guidelines*, states that a variance may be granted only upon a finding by the Planning and Development Board that all of the criteria listed in the guidelines have been found in favor of the applicant and that a literal enforcement of the provisions of this article will result in an unnecessary hardship. These criteria are listed below followed by the applicant’s statements (included below and attached in their entirety) and staff’s analysis:

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography, or other unique features that, when considered in whole or in part, creates an unnecessary hardship; and*
**Applicant’s response:** “The subject property is a corner lot, the dwelling was constructed at the minimum front setback in 1997.”

**Staff analysis:** The home and pool were constructed in 1997 with rear pool setback of 16.49 feet to the rear (South) parcel line.

The parcel itself is not unique, the unique condition is the existing pool and screen enclosure and the owner’s desire to maintain the status quo through the issuance of the rear yard setback variance to formally approve the existing setback encroachment for the replacement of the storm-damaged screen enclosure.

2. **Such conditions were not created by the affirmative actions of the applicant and the applicant has acted at all times in good faith; and**

**Applicant’s response:** “We are the second owners of the home, pool with screen enclosure. We purchased the property in September, 1999. We have not constructed any improvements to the property with exception of permitted pool deck pavers (Permit #2015080052). We are attempting to replace our damaged screen enclosure on the existing pool deck.”

**Staff analysis:** This property has been developed for over two decades with a 4,673 sq. ft. single family dwelling, pool and enclosure. According to Property Appraiser records, the one story home was constructed in 1997. The Brittons’ acquired the property on September 24, 1999 with these conditions in place (see attached Warranty Deed recorded September 28, 1999 at Official Records Book 669, Page 791, Public Records of Flagler County, Florida). It should also be noted that when the pavers were replaced in 2015, a final survey was not required because this was a like for like replacement.

3. **The variance, if granted, would not cause substantial detriment to the public health, welfare, safety, and morals of the community or impair the purpose and intent of this article; and**

**Applicant’s response:** “The existing pool and screen enclosure have been in place since 1997 without affect to the neighborhood.”

**Staff analysis:** The proposed variance, if granted, would not cause substantial detriment to public health, safety, and morals; this variance does not set a precedent for future similar variances.

4. **No variance may be granted for a use of land or building that is not permitted by this article.**

**Applicant’s response:** “The use of the lot for a single family residence with a swimming pool and screen enclosure are permitted within the PUD District.”
**Staff analysis:** The property is zoned PUD (Planned Unit Development) and is developed with a one-story single family dwelling with an associated pool and screen enclosure allowed within the Valencia PUD.

A variance, if granted, shall be the minimum variance necessary to alleviate the hardship. For purposes of this section, an unnecessary hardship shall mean that without the granting of the variances the owner will be deprived of all reasonable use of the property as allowed in the zoning district.

**Applicant’s response:** “The 3.51 feet of rear yard setback relief is the minimum necessary to bring the existing swimming pool deck and screen enclosure into compliance with the required 20 foot rear yard setback.”

**Staff analysis:** While these statements are not criteria for the issuance of the variances, these are included in the LDC text as thematic statements providing the framework for the Planning and Development Board's consideration of variance requests. Arguably this owner is not deprived of all reasonable use in the event of denial of this variance; however, denial of the variance will require removal of a portion of the paver pool deck and existing screen enclosure footer to conform with the minimum rear setback.
Future Land Use Map
**APPLICATION FOR VARIANCE**

**FLAGLER COUNTY, FLORIDA**
1769 E. Moody Blvd., Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4000 Fax: (386) 313-4109

Application/Project #: _3126_ / 2018010006

<table>
<thead>
<tr>
<th>PROPERTY OWNER(S)</th>
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<tbody>
<tr>
<td>Name(s): W. H. Britton and Carol Britton</td>
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<tr>
<td>Mailing Address: 2 Valencia Court</td>
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<td>City: Palm Coast State: FL Zip: 32137</td>
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<td>Telephone Number Fax Number</td>
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<td>Name(s): W. H. Britton and Carol Britton</td>
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<tr>
<td>Mailing Address: 2 Valencia Court</td>
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<td>City: Palm Coast State: FL Zip: 32137</td>
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<tr>
<td>Telephone Number: 386-447-1979 Fax Number: N/A</td>
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<tr>
<td>E-Mail Address: WHBDB@GMAIL</td>
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<td>SITE LOCATION (street address): 2 Valencia Court</td>
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<td>LEGAL DESCRIPTION: Valencia Subdivision, Lot 6</td>
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<td>Parcel #: (tax ID #): 04-11-31-3016-00000-0060</td>
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<td>Parcel Size: 21,441 sf</td>
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<td>Current Zoning Classification: PUD (Planned Unit Development) District</td>
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<td>Current Future Land Use Designation: Mixed Use: Low Intensity/Low-Medium Density</td>
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<td>Subject to A1A Scenic Corridor IDO?: [ ] YES [✓] NO</td>
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Relief Requested: Requesting 3.5' Rear Setback Variance for existing swimming pool and screen enclosure

Signature of Owner(s) or Applicant/Agent: _W. H. Britton_ 1/6/18

**OFFICIAL USE ONLY**

PLANNING BOARD RECOMMENDATION/ACTION: [✓] APPROVED

Signature of Chairman: ____________________________

Date: ____________________________ *approved with conditions, see attached.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application. Rev. 09/16
E. **Variance guidelines.** A variance may be granted, upon application, from the terms and provisions of this article as will not be contrary to the public health, safety, welfare and morals where, owing to special conditions, a literal enforcement of the provisions of this article will, in an individual case, result in unnecessary hardship. Such variances may be granted by the planning board in such individual case of unnecessary hardship upon a written finding that:

1. There are extraordinary and exceptional conditions pertaining to particular piece of property in question because of its size, shape, topography, or other unique features that, when considered in whole or part, creates an unnecessary hardship; and

   The subject property is a corner lot, dwelling constructed at minimum front setback in 1997.

2. Such conditions were not created by the affirmative actions of the applicant and the applicant has acted at all times in good faith; and

   We are second owners of the home, pool with screen enclosure. Purchased in September, 1999. We have not constructed any improvements to the property with exception of permitted pool deck pavers (Permit #2015080052). We are attempting to replace our damaged screen enclosure on the existing pool deck.

3. The variance, if granted, would not cause substantial detriment to the public health, welfare, safety, and morals of the community or impair the purpose and intent of this article; and

   The existing pool and screen enclosure have been in place since 1997 without affect to the neighborhood.

4. No variance may be granted for a use of land or building that is not permitted by this article.

   The use of the lot for single family residence with the swimming pool and screen enclosure are permitted uses within the PUD District.

A variance, if granted, shall be the minimum variance necessary to alleviate the hardship. For purposes of this section, an unnecessary hardship shall mean that without the granting of the variance the owner will be deprived of all reasonable use of the property as allowed in the zoning district.

The 3.51' of rear setback relief is the minimum necessary to bring the existing swimming pool deck and screen enclosure into compliance with the required 20' rear setback.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application. Rev. 09/16
PLAT AGREEMENT  
VALENCIA  
(Parcel 12)  

Sept. 21, 1993  

THIS AGREEMENT is entered into this 4th day of October, 1993 between ADMIRAL CORPORATION, 1 Corporate Drive, Palm Coast, Florida 32151 (the "Developer") and the Board of Commissioners of Flagler County, Florida; County Courthouse, Bunnell, Florida 32110 (the "County"), and they are collectively referred to as "the parties".  

WHEREAS, Developer has applied for and the County has approved a plat for the Valencia Subdivision, located within Flagler County, Florida.  

In consideration of the mutual promises, covenants and conditions contained herein, the parties agree as follows in regard to the plat:  

1. PERFORMANCE BOND  

Prior to recordation of the plat, Developer shall post a performance surety bond in lieu of installation of improvements as provided in Section 4.03.02 of the Land Development Code of Flagler County.  

2. PLAT RECORDATION  

The plat shall be recorded in Map Book 30, Pages 15-16, of the Public Records of Flagler County, Florida.  

3. DEVELOPMENT ORDER CONDITIONS  

Valencia is contained within the Hammock Dunes (sm) development and is subject to all conditions of the Hammock Dunes Development Order issued by the County in Resolution 84-7 dated March 30, 1984, and as it may be amended.  

4. MAINTENANCE RESPONSIBILITY  

Valencia will be a privately owned development with a homeowners association, community development district or other appropriate entity responsible for maintenance of internal roadways, stormwater management system, utilities and common areas.  

5. SETBACKS  

"Setback Line" is defined in Section 3.08.02 of the Land Development Code of Flagler County. The minimum setbacks for the Valencia subdivision shall be as follows:  

- Front Yard - 25 feet from the front property line.  
- Rear Yard - 20 feet from the rear property line.  
- Side Yard - 10 feet from the side property line.  
- 25 feet abutting any street.  

All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.  

If an easement exists adjacent to the side property line, the setback shall be 2.5 feet from the easement line but not less than the side yard setbacks previously defined.  

6. BUILDING PERMITS  

Building permits for third party owned single family residences will not be issued prior to completion of any required improvements within this subdivision.
WARRANTY DEED

THIS INDENTURE, made this 24th day of September, A.D. 1999 between

F.M. Justice and Debra W. Justice, Husband and Wife

as Grantor*, whose address is: 2 Valencia Court, Palm Coast, Florida 32137

and

W.H Britton and Carol Britton, Husband and Wife

as Grantee*, whose address is: 284 Masters Court, Johns Island, South Carolina 29455

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Flagler, State of Florida, to-wit:

Lot 6, of the Subdivision Map of VALENCIA, according to the plat thereof as recorded in Map Book 30, Pages 15 and 16, Public Records of Flagler County, Florida.

Property Tax ID Number: 041131-3016-00000-0060

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for the year 1998 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

Witness Signature: [Signature]
PRINT OR TYPE NAME: Jean Johnson

Witness Signature: [Signature]
PRINT OR TYPE NAME: F.M. Justice

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me on this 24th day of September, 1999 by F.M. Justice and Debra W. Justice, Husband and Wife, who is known to me or who has produced identification and did take an oath.

My Commission Expires: (SEAL)

JEAN K. JOHNSON
COMMISSIONER, CO. 1364672
EXPIRES JULY 16, 2001
SCHOOLS
ATLANTIC ROLLING CO., INC.
Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department  386-313-4002
Flagler County Planning Department  386-313-4009
Flagler County Development Engineering  386-313-4082
Flagler County General Services (Utilities)  386-313-4184
County Attorney  386-313-4005
Flagler County Fire Services  386-313-4258
E-911 GIS Specialist  386-313-4274
Environmental Health Department  386-437-7358
Flagler County School Board  386-586-2386
REVIEWING DEPARTMENT: FIRE INSPECTOR
No comments

REVIEWING DEPARTMENT: BUILDING DEPARTMENT
No comment at this time

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT
No comment

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING
No comments at this time.

REVIEWING DEPARTMENT: E-911 STAFF
No comment

REVIEWING DEPARTMENT: PLANNING DEPARTMENT
No comments at this time.
Public notice will be provided for this item to be heard by the Planning and Development Board on Tuesday, March 13, 2018 at 6:00 p.m.
<table>
<thead>
<tr>
<th>Parceld</th>
<th>Property Owner</th>
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<td>300 E 74TH STREET</td>
<td>NEW YORK, NY 10021</td>
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</tbody>
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I hereby affirm mailed notice to each owner on February 23, 2018 for the Planning & Development Board Meeting on March 13,2018 at 6 pm

Wendy Hickey, Planner
February 23, 2018

«Property_Owner_»
«Address»
«City_State_Zip»

RE: Application #3126 -Variance Request in the PUD (Planned Unit Development) Zoning District.

Dear Property Owner:

As an owner of property within 300’ of the property referenced herein, the Flagler County Planning Department, in accordance with Section 2.07.00 of the Flagler County Land Development Code, advises you that:

A request has been made by property owners W. H & Carol Britton for a 3.51’rear setback variance from the minimum 20’ rear setback requirement on .50 +/- acres located at 2 Valencia Court Identified as parcel # 04-11-3016-0000-0060.

You are hereby notified that a public hearing before the Flagler County Planning and Development Board, required by law, will be held in the Flagler County Government Services Building, Board Chambers, at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, on March 13, 2018, beginning at 6:00 p.m. or as soon thereafter as possible.

You are welcome to attend and express your opinion.

Sincerely,

Wendy Hickey
Planner

NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS ADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
SUBJECT: QUASI-JUDICIAL – Application #3127 – Application for Review – Site Development Plan approval for an existing Special Use in the PUD (Planned Unit Development) District. Parcel #04-11-31-2984-00020-0000; 24.02 +/- acres. Owner: Dunes Community Development District; Applicant: Paul J. Gilsdorf, Petticoat-Schmitt Civil Contractors, Inc.

DATE OF MEETING: March 13, 2018

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The request is for approval of a Site Development Plan in an existing Special Use within the PUD (Planned Unit Development) District for update and replacement of portions of the Dunes CDD Wastewater Treatment Plant. The parcel is 24.02 +/- acres in size, located at 101 Jungle Hut Road, on the North side of Jungle Hut Road and East of Hammock Dunes Parkway, identified as parcel #04-11-31-2984-00020-0000:

On January 23, 2018, the Dunes Community Development District (CDD), through its applicant, Paul J. Gilsdorf with Petticoat-Schmitt, submitted an application for review of a site development plan to update and replace portions of the Dunes Wastewater Treatment Plant. This update and addition is necessary to supply additional wastewater treatment capacity to serve the customers of the CDD.

The site improvements include the demolition of the sludge digesters, refurbishment of the sludge drying beds, rehabilitation of the influent pump station and sequencing batch reactor basin, construction of new digester basins, construction of a new storage building, construction of a precast polymer feed/electrical building, installation of a new 500 KW
generator, and the associated piping, and electrical connections for the project, along with the reworking of site grades with installation of asphalt pavement and landscaping.

This application was discussed by the Technical Review Committee on February 21, 2018. All outstanding staff comments will be addressed by the applicant in advance of issuance of a building permit.

Public notice has been provided for this application according to LDC Section 2.07.00.

This agenda item is:
___X___ quasi-judicial, requiring disclosure of ex-parte communication; or
_______ legislative, not requiring formal disclosure of ex-parte communication.

DEPT./CONTACT/PHONE #: Planning & Zoning / Adam Mengel / 386-313-4065

RECOMMENDATION: The Planning and Development Board finds that the site plan is sufficient and approve Application #3127 for improvements to the Dunes CDD Wastewater Treatment Facility, an existing Special Use in the Planned Unit Development (PUD) District on Parcel #04-11-31-2984-00020-0000, subject to the following conditions:
1. development to occur according to the site plan submittal consisting of 13 pages dated February 2018; and
2. securing all applicable permits prior to site development.

ATTACHMENTS:
1. Technical Staff Report
2. Site Plan
3. Application and supporting documents
4. Public notice
APPLICATION #3127
SITE DEVELOPMENT PLAN
FOR AN EXISTING SPECIAL USE IN THE PUD DISTRICT
DUNES COMMUNITY DEVELOPMENT DISTRICT
101 JUNGLE HUT ROAD
TECHNICAL STAFF REPORT

Application #/Project #: 3127/2018010012

Address: 101 Jungle Hut Road

Parcel #: 04-11-31-2984-00020-0000

Owner: Dunes Community Development District

Applicant: Paul J. Gilsdorf, Petticoat-Schmitt Civil Contractors, Inc.

Parcel size: 24.02 +/- acres

Legal Description
Parcel of land lying in Government Section 33, Township 10 South, Range 31 East, Flagler County, Florida, as described in Official Records Book 407, Pages 451 through 453, Public Records of Flagler County, Florida.

Existing Zoning and Land Use Classification:
Zoning: PUD (Planned Unit Development) District
Land Use: MUL (Mixed Use Low Intensity: Low- to Medium-Density)

Future Land Use Map Classification/Zoning of Surrounding Land:
North: Golf Course maintenance parcel, Buffer Parcel BP2: MUL (Mixed Use Low Intensity: Low- to Medium-Density)/PUD (Planned Unit Development) District
East: Parcel D (Buffer): MUL (Mixed Use Low Intensity: Low- to Medium-Density)/PUD (Planned Unit Development) District
South: Jungle Hut Road: MUL (Mixed Use Low Intensity: Low- to Medium-Density)/PUD (Planned Unit Development) District
West: Hammock Dunes Parkway: MUL (Mixed Use Low Intensity: Low- to Medium-Density)/PUD (Planned Unit Development) District

Land Development Code Sections Affected: Land Development Code (LDC) Section 3.06.05.C, Special uses, and Section 3.06.05.C.5, Special uses existing at the time of the effective date of this article and as indicated on the Land Use Map of 1985 are hereby legally established as conforming special uses. Expansion of conforming special uses and conforming buildings on existing or approved sites shall require site plan review by the Planning and Development Board. Expansion of special uses which include additional land shall require reapplication and meet all requirements under this section 3.06.05. [Note: This request does not include additional land.]
Special Use Analysis

Special uses may be permitted as follows:

LDC Section 3.06.05.C.2: Major utility installations, including telephone and telegraph buildings over 1,000 square feet, electric transmission lines exceeding 115KV, natural and artificial gas production plants, radio and television stations and towers, water and sewer treatment plants, rapid infiltration basins, off-site potable water storage tanks, sewage and sludge disposal sites, electronic transmissions towers, wellfield installations and such similar major utility installations, may be permitted in any district, provided that application is made to the Planning and Development Board for its review and recommendations to the County Commission.

The Planning and Development Board shall determine whether or not such requested use is consistent with the adopted comprehensive plan and whether the use is necessary or desirable to support projected community needs. This site plan includes expansion and modification of the wastewater treatment facilities located within the limits of the plant site.

Comprehensive Plan consistency:

GOAL D.1: Flagler County shall plan and coordinate with public and private utility providers for the development, operation and maintenance of cost-effective and efficient potable water and wastewater systems that promote timely, orderly and efficient land development patterns, consistent with the goals, objectives, and policies established in the Future Land Use Element, while protecting the public health and environment.

Objective D.1.1: Coordinate the sizing and location of publicly and privately funded wastewater and water facilities with the adopted Future Land Use Map through Flagler County staff approval during project planning, design, and permitting.

Policy D.1.1.1: Centralized water and wastewater programs and facilities will be designed to service the densities and intensities of development projected in the Future Land Use Element.

Policy D.1.1.4: Flagler County shall continue to review and comment on master plans for public and private sewer facilities in existing and future sewer service areas for consistency with Flagler County’s Comprehensive Plan.

Necessary or desirable to support projected community needs:

The addition of these upgrades are necessary for the Hammock Dunes CDD to maintain its level of service for the wastewater demand. These process improvements also result in a more efficient and effective provision of wastewater treatment.
Major utility installations and transportation facilities determined to be consistent with the comprehensive plan and necessary or desirable may be located in an appropriate land use district upon recommendation of the Planning and Development Board, based in part on the submittal of a site plan showing site alterations, improvements to be made and proposed buffers and conceptual landscaping plans. The site plan need not be engineered.

The permitted location of major utility installations and transportation facilities shall be such as not to be injurious to the health, safety and welfare of the public and shall protect the existing character of the surrounding properties.

The site plan submitted for the proposed additions and upgrades to the wastewater system will not be injurious to the health, safety and welfare of the public. The site will maintain its existing fencing and buffers. No additional buffers or landscaping are needed since the property is an existing plant and remains in operation without proposed impacts to adjacent buffers. Because the improvements are internal to the plant site, the existing character of the surrounding properties will be unaffected.

The ability of the site to properly accommodate the proposed facility and the opportunity to locate the facility within the development which it is to serve may also be taken into consideration at the discretion of the Planning and Development Board.

This is an existing special use and the improvements are consistent with the continued operation of the wastewater treatment facility.

The board shall consider the impact of the proposed use on land development patterns, on important natural resources, and where applicable, the cost effectiveness of service delivery.

The proposed utility upgrades will not cause substantial impact on the remainder of the subject property or within the vicinity of the property.

The planning and development board also shall determine whether the proposed use will impose any substantial detrimental effects on the living or working conditions in the neighborhood or materially reduce the economic value of surrounding neighborhood properties.

The proposed improvements at this facility should not impose substantial detrimental effects on the neighborhood in which it is to be built. Presently the subject parcel is developed as a wastewater facility; the site is well-established.

The planning and development board will have the flexibility to recommend requirements or conditions in the form of significant natural buffers, screening, landscaping, limited access, security fencing or other site development design criteria that may be imposed to protect the health, safety and welfare of the public or surrounding property owners. The
planning board recommendations and the reasons therefore shall be forwarded to the county commission for its review and decision.

Staff has crafted a set of recommended set of conditions reflecting the minimum requirements for the proposed improvements of the wastewater facility including maintaining consistency with the site plan and securing applicable permits prior to development.
Future Land Use Map
Zoning Map
Dunes Community Development District Wastewater Treatment Plant Expansion

Summary of Work

The Wastewater Treatment Plant Expansion project includes:

Early Phase work:

- Clear site for laydown area and installation of construction trailer
- Replacement of underground interconnecting piping
- Construct replacement Digester Basins
- Rehabilitation of the Sludge drying beds and associated yard piping.
- Construct an extension to the existing SBR Basins

Later Phase Work:

- Construction of new Headworks and Equalization Basin
- Construction of Sequencing Batch Reactor Basin Extension
- Replacement of Blowers in existing Blower/Electrical Building
- Rehab existing Influent Pump Station
- Construction of precast Polymer Feed/Electrical Building
- Construction of new Storage Building
- Rehabilitation of Existing Control building to add two restrooms
- Installation of process equipment necessary for the operation of the new plant functions
- Installation of new 500 KW generator
- Reworking of site grades, installation of asphalt pavement and landscaping on site to return site to match existing condition
**SITE DEMOLITION PLAN**

**VALVE SCHEDULE**

- **6" PLUG VALVE (REMOVE & REPLACE)**
- **6" GATE VALVE (REMOVE & REPLACE)**
- **6" PLUG VALVE (REMOVE & REPLACE)**
- **6" BUTTERFLY VALVE (REMOVE & REPLACE)**
- **8" PLUG VALVE (REMOVE & REPLACE)**
- **8" CHECK VALVE (REMOVE AND REPLACE)**
- **10" PLUG VALVE (REMOVE AND REPLACE)**
- **10" CHECK VALVE (REMOVE AND REPLACE)**
- **12" METER WITH 12" D.I.P. BURIED (LINE STOP IS REQUIRED FOR INSTALLATION)**
- **8" FLOW METER**
- **8" MAG METER**
- **REPLACE EXISTING 12" METER ASSEMBLY AND REPLACE WITH 12" D.I.P. BURIED**
  *(LINE STOP IS REQUIRED FOR INSTALLATION)*
- **REPLACE EXISTING 8" FLOW METER WITH 8" MAG METER**
  *(NO BYPASS REQUIRED FOR INSTALLATION)*
- **REPLACE EXISTING 8" PLUG VALVES AND 8" CHECK VALVES IN EXISTING PUMP STATION VAULT**
  *(BYPASS IS REQUIRED FOR INSTALLATION)*
- **REPLACE EXISTING 12" METER WITH 12" MAG METER**
  *(NO BYPASS REQUIRED FOR INSTALLATION)*
Prior to construction, the location of any existing underground utility lines within the proposed construction limits shall be identified. Prior to construction, the location of any existing underground utility lines within the proposed construction limits shall be identified. If such lines are not properly removed or plugged, they may serve as conduits for subsurface erosion, which may subsequently lead to erosion of adjacent or adjoining areas.

2. The Geotechnical Engineer has recommended that any root materials encountered beneath the proposed structure be removed from the excavation area, not to exceed a depth of 3 feet, to maintain the integrity of the proposed building area and within. The Geotechnical Engineer has recommended that any root materials encountered beneath the proposed structure be removed from the excavation area, not to exceed a depth of 3 feet, to maintain the integrity of the proposed building area.

3. Fill should consist of clean, well-graded, gradable clean sand or clean gravel with maximum size not exceeding 3 inches, which is deemed unsuitable and is encountered within a depth of 1 foot below the elevation of the building area. Fill materials which are deemed unsuitable and are encountered within a depth of 1 foot below the elevation of the building area should exhibit moisture contents within ±2 percent of the Modified Proctor optimum moisture content during compaction. Place fill in uniform 10 to 12 inch lifts. Perform compaction tests at a frequency of not less than one test per 2,500 square feet per lift in the structure areas, or at a minimum of three tests per lift. The Geotechnical Engineer has recommended that any root materials encountered beneath the proposed structure be removed from the excavation area, not to exceed a depth of 3 feet, to maintain the integrity of the proposed building area.

4. Prior to construction, the location of any existing underground utility lines within the proposed construction limits shall be identified. Prior to construction, the location of any existing underground utility lines within the proposed construction limits shall be identified. If such lines are not properly removed or plugged, they may serve as conduits for subsurface erosion, which may subsequently lead to erosion of adjacent or adjoining areas.

5. Prior to construction, the location of any existing underground utility lines within the proposed construction limits shall be identified. Prior to construction, the location of any existing underground utility lines within the proposed construction limits shall be identified. If such lines are not properly removed or plugged, they may serve as conduits for subsurface erosion, which may subsequently lead to erosion of adjacent or adjoining areas.

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7. Prior to construction, the location of any existing underground utility lines within the proposed construction limits shall be identified. Prior to construction, the location of any existing underground utility lines within the proposed construction limits shall be identified. If such lines are not properly removed or plugged, they may serve as conduits for subsurface erosion, which may subsequently lead to erosion of adjacent or adjoining areas.

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STORAGE, CONTROL & BLOWER BUILDINGS

REVISION HISTORY

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VICINITY MAP

PROJECT SITE

N

OWNER
DUNES COMMUNITY DEVELOPMENT DISTRICT

ARCHITECT
JOHN A. BAER, AIA

STRUCTURAL ENGINEER

ARCHITECTURAL BLOWER BUILDING

MECHANICAL BLOWER BUILDING

PLUMBING BLOWER BUILDING

ARCHITECTURAL CONTROL BUILDING

MECHANICAL CONTROL BUILDING

PLUMBING CONTROL BUILDING

ARCHITECTURAL STORAGE BUILDING

MECHANICAL STORAGE BUILDING

PLUMBING STORAGE BUILDING

DATA

CONSTRUCTION DATA:

OCCUPANCY CLASSIFICATION:

CONSTRUCTION TYPE:

BUILDING CLASSIFICATION:

LOCATION:

SPACE:

PERMITTED:

SCOPES OF WORK:

CODE DATA BLOWER BUILDING:

JURISDICTION:

SCOPE OF WORK:

CONSTRUCTION DATA:

CODE DATA CONTROL BUILDING:

JURISDICTION:

SCOPE OF WORK:

CONSTRUCTION DATA:

CODE DATA STORAGE BUILDING:

JURISDICTION:

SCOPE OF WORK:

CONSTRUCTION DATA:

PROJECT SITE

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DUNES COMMUNITY DEVELOPMENT DISTRICT

ARCHITECT
JOHN A. BAER, AIA

STRUCTURAL ENGINEER

ARCHITECTURAL BLOWER BUILDING

MECHANICAL BLOWER BUILDING

PLUMBING BLOWER BUILDING

ARCHITECTURAL CONTROL BUILDING

MECHANICAL CONTROL BUILDING

PLUMBING CONTROL BUILDING

ARCHITECTURAL STORAGE BUILDING

MECHANICAL STORAGE BUILDING

PLUMBING STORAGE BUILDING

DATA

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OCCUPANCY CLASSIFICATION:

CONSTRUCTION TYPE:

BUILDING CLASSIFICATION:

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SPACE:

PERMITTED:

SCOPES OF WORK:

CODE DATA BLOWER BUILDING:

JURISDICTION:

SCOPE OF WORK:

CONSTRUCTION DATA:

CODE DATA CONTROL BUILDING:

JURISDICTION:

SCOPE OF WORK:

CONSTRUCTION DATA:

CODE DATA STORAGE BUILDING:

JURISDICTION:

SCOPE OF WORK:

CONSTRUCTION DATA:
**OFFICIAL USE ONLY**

### APPLICATION FOR REVIEW

**FLAGLER COUNTY, FLORIDA**

1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110

Telephone: (386) 313-4009  Fax: (386) 313-4109

**Application Project #: 3127/2018010012**

<table>
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<tr>
<th><strong>PROPERTY OWNER(S):</strong></th>
<th><strong>Name(s):</strong> Dunes Community Development District</th>
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<tr>
<td><strong>Mailing Address:</strong></td>
<td>101 Jungle Hut Road</td>
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<tr>
<td><strong>City:</strong> Palm Coast</td>
<td><strong>State:</strong> FL  <strong>Zip:</strong> 32137</td>
</tr>
<tr>
<td><strong>Telephone Number:</strong></td>
<td>386-445-9045  <strong>Fax Number:</strong></td>
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<tr>
<th><strong>APPLICANT(S):</strong></th>
<th><strong>Name(s):</strong> Petticoat-Schmitt Civil Contractors, Inc.</th>
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<tr>
<td><strong>Mailing Address:</strong></td>
<td>6360 Phillips Highway</td>
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<tr>
<td><strong>City:</strong> Jacksonville</td>
<td><strong>State:</strong> FL  <strong>Zip:</strong> 32216</td>
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<tr>
<td><strong>Telephone Number:</strong></td>
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<tr>
<td><strong>E-Mail Address:</strong></td>
<td><a href="mailto:pglsdorf@petticoatschmitt.com">pglsdorf@petticoatschmitt.com</a></td>
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**SITE LOCATION (street address):** 101 Jungle Hut Road

**LEGAL DESCRIPTION:** 2.402 Acres Wastewater Treatment Plant adjacent to Hammock Dunes Pkwy & Jungle Hut Road

**Parcel # (tax ID #):** 1083 - Ocean Hammock Parcel A-4

**Parcel Size:** 2.402 Acres

**Current Zoning Classification:** PUD

**Current Future Land Use Designation:** Wastewater Treatment Plant

**Subject to A1A Scenic Corridor?**  YES  NO

### PURPOSE OF SUBMISSION / PROJECT DATA:

Site Plan Approval

**Signature of Owner(s) or Applicant/Agent**

**Date:** 1/19/18

**OFFICIAL USE ONLY**

**PLANNING BOARD RECOMMENDATION/ACTION:**

- APPROVED [ ]
- APPROVED WITH CONDITIONS [ ]
- DENIED [ ]

**Signature of Chairman:**

**Date:**

*approved with conditions, see attached.

**OFFICIAL USE ONLY**

**BOARD OF COUNTY COMMISSIONERS ACTION:**

- APPROVED [ ]
- APPROVED WITH CONDITIONS [ ]
- DENIED [ ]

**Signature of Chairman:**

**Date:**

*approved with conditions, see attached.
Owner's Authorization for Applicant/Agent
FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #

[Signature]

[Printed Name of Owner / Title (if owner is corporation or partnership)]

[Printed Name of Owner]

Address of Owner: 101 Jungle Hut Road

Mailing Address

Palm Coast, FL 32137

City State Zip

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing was acknowledged before me this 22nd day of January, 2014 by Gregory Peugh and

who is/are personally known to me or who has produced as identification, and who (did) / (did not) take an oath.

[Signature of Notary Public]

[Notary Stamp]


Revised 5/08
FLAGLER COUNTY
TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 2/21/18

#3127 DUNES CDD WWTP

APPLICANT: PETTICOAT-SCHMITT CIVIL CONTRACTORS, INC.
OWNER: DUNES, COMMUNITY DEVELOPMENT DISTRICT

Distribution date: Friday, February 16, 2018

Project #: 2018010012

Application #: 3127

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department 386-313-4002
Flagler County Planning Department 386-313-4009
Flagler County Development Engineering 386-313-4082
Flagler County General Services (Utilities) 386-313-4184
County Attorney 386-313-4005
Flagler County Fire Services 386-313-4258
E-911 GIS Specialist 386-313-4274
Environmental Health Department 386-437-7358
Flagler County School Board 386-586-2386
REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

1. Provide full size plans for review.

2. Are the storm ponds to be reconfigured.

3. Provide a complete grading plan for all proposed improvements.

4. Provide a full scope of work, include all demolition, and proposed improvements.

5. Per our direction provide a time frame for the proposed work.

6. Provide information as to how the facility will function during construction.

Additional comments may be provided upon additional submittal of the plans.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

No Comments or objections to expansion.
NOTE: FDEP is licensing Authority

REVIEWING DEPARTMENT: BUILDING DEPARTMENT

The plans are required to be designed to comply with the latest code edition.
(FBC 2017)

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

No comments at this time

REVIEWING DEPARTMENT: E-911 STAFF

In regards to this project for the Dunes CDD I request that the owners number their buildings, post them on the buildings and share that information back with us. Presently there are multiple buildings at this location but we only have one address point. We can maintain the address as 101 Jungle Hut but would just add building 1 or building 101 or even building A to each one on property. This can be at the owners discretion, it would just enable first responders to locate a caller quicker with less confusion as to which building they are in.

REVIEWING DEPARTMENT: FIRE INSPECTOR

Comments to come.
Dunes Community Development District Wastewater Treatment Plant Expansion

Responses to Technical Review Committee Comments from 2/21/18 meeting

DEVELOPMENT ENGINEERING COMMENTS:

1. Provide full size plans for review.
   a. Full sized plans will be submitted with any comments from 2/21/18 meeting updates as well as 15 half size sets for TRC/PDB review.

2. Are the storm ponds to be reconfigured.
   a. Minimum reconfiguration of Existing Stormwater Wet Pond 1 will be required due to construction of new SBR basin

3. Provide a complete grading plan for all proposed improvements.
   a. Site grading plan is included in review drawing set.

4. Provide full scope of work.
   a. The Wastewater Treatment Plant Expansion project includes:
      i. Demolition of the existing sludge digesters, and the refurbishment of the Sludge drying beds and relocation of some yard piping.
      ii. Construction of new Headworks and Equalization Basin
      iii. Construction of Sequencing Batch Reactor Basin
      iv. Replacement of Blowers in existing Blower/Electrical Building
      v. Rehab existing Influent Pump Station
      vi. Construction of precast Polymer Feed/Electrical Building
      vii. Construction of new Digester Basins
      viii. Rehabilitation of sludge drying beds
      ix. Construction of new Storage Building
      x. Rehabilitation of Existing Control building to add two restrooms
      xi. Installation of new 500 KW generator
      xii. Installation of all associated interconnecting piping and process equipment necessary for the operation of the new plant functions
      xiii. Reworking of site grades, installation of asphalt pavement and landscaping on site to return site to match existing condition

5. Per our direction, provide a time frame for the proposed work.
   a. The duration of the construction operations for this project is 15 months from the start of construction

6. Provide Information as to how the facility will function during construction.
   a. Work will be sequenced so that new structures will be completed, tested and put into service before old basins are removed.
   b. Temporary bypass pumping and coordination of operations will be used to keep the plant functioning.
c. Any shutdowns will be of limited timeframe and shall be coordinated with the plant operations staff well in advance of any event.

ENVIRONMENTAL HEALTH DEPT COMMENTS:

No Comments or objections to expansion.

NOTE: FDEP is licensing Authority – Noted

BUILDING DEPARTMENT COMMENTS:

The plans are required to be designed to comply with the latest code edition. (FBC 2017)

1. Plans are in accordance with latest code edition. Noted on cover sheet for architectural drawings which is included in the submitted review drawing set.

PLANNING DEPARTMENT COMMENTS:

No Comments at this time

E-911 STAFF COMMENTS:

In regards to this project foe the Dunes CDD I request that the owners number their buildings, post them on the buildings and share that information back with us. Presently there are multiple buildings at this location but we only have one address point. We can maintain the address as 101 Jungle Hut but would just add building 1 or building 101 or even building A to each one on property. This can be at the owners discretion, it would just enable first responders to locate a caller quicker with less confusion as to which building they are in.

1. Buildings are numbered (see attached photo showing example of numbers attached to existing buildings). This information is included on the site plan in the revised review drawing set.

FIRE INSPECTOR COMMENTS:

Comments to come.

1. Per conversation with Fire Inspector, comments will be provided during building permit review process.
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<td>04-11-31-2984-00GCO-0000</td>
<td>LRA HAMMOCK BEACH OCEAN LLC ACCOUNTS PAYAB</td>
<td>8390 CHAMPIONS GATE BLVD SUITE 110</td>
<td>CHAMPIONS GATE, FL 33896</td>
</tr>
<tr>
<td>04-11-31-3511-00000-000A</td>
<td>OCEAN HAMMOCK PROPERTY OWNERS ASSOC, INC</td>
<td>PO BOX 354489</td>
<td>PALM COAST, FL 32135</td>
</tr>
</tbody>
</table>

I hereby affirm mailed notice to each owner on February 23, 2018 for the Planning & Development Board Meeting on March 13, 2018 at 6pm.

Wendy Hickey, Planner
February 23, 2018

«Property_Owner»
«Address»
«City_State_Zip»

RE: Application #3127 – Site Plan for an existing Public Use in the PUD (Planned Unit Development) Zoning District.

Dear Property Owner:

As an owner of property within 300’ of the property referenced herein, the Flagler County Planning Department, in accordance with Section 2.07.00 of the Flagler County Land Development Code, advises you that:

A request has been made by Petticoat-Schmitt Civil Contractors, Inc. representing Dunes Community Development District for a request for Site Development Plan approval for an existing Public Use for System Improvements to the Dunes Community Development District Waste Water Treatment Plant at 101 Jungle Hut Road; Parcel Number: 04-11-31-2984-00020-0000.

You are hereby notified that a public hearing before the Flagler County Planning and Development Board, required by law, will be held in the Flagler County Government Services Building, Board Chambers, at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, on March 13, 2018, beginning at 6:00 p.m. or as soon thereafter as possible.

You are welcome to attend and express your opinion.

Sincerely,

Wendy Hickey
Planner

NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.